



DEVELOPER:



**MINT INVESTMENTS GROUP'S
CZECH AND SLOVAK SHOPPING CENTRES
at MAPIC 2010, the international market for retail real estate**

PRESS INFORMATION

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PRESS RELEASE

MINT INVESTMENTS TO PRESENT ITS CZECH AND SLOVAK REGIONAL SHOPPING CENTRES AT MAPIC

*Investor and developer MINT Investments Group is joining the 16th MAPIC – the prestigious international market for real estate, which is to be held in the Palais des Festivals, Cannes, France, between 17 and 19 November – to present its commercial schemes in the Czech Republic and Slovakia. The list of the **Czech developments** contains **Rýnovka**, which has been opened in Jablonec nad Nisou for over a year, the **Breda & Weinstein** shopping centre (B&W SC), whose construction began in Opava in October 2010, and the **Čestlice Retail Park**, which is in the planning permission phase. The B&W SC will be developed in Opava, the focal point for the Czech part of Silesia, where the dilapidated part of the city will be reconstructed, extended and transformed into a venue fulfilling criteria for a modern European community centre. This development is planned for opening in spring 2012. MINT Investments Group's presentation will also include three commercial schemes **in Slovakia**. The **Štadión** multipurpose centre in Žilina is in a preparatory stage whereas the first phase of the **Laugaricio** shopping centre in Trenčín-Belá has been already in operation for over a year and the second phase is being prepared for implementation. The specialised **Atrium** centre in Bratislava has been successfully serving customers for several years, offering them renowned brands of contemporary interior design and trends.*

BREDA & WEINSTEIN SHOPPING CENTRE (Breda & Weinstein SC) will cover an area of two hectares in the former burgess brewery, Zlatovar, which is situated in the northern part of the historical core of the city. The development will follow the more than one-hundred-year-old tradition of the famous regional brand Breda & Weinstein and the Breda department store. Its quality and modern concept, blending the historical complex of the brewery with the new building of the centre, make it unique among similar developments. Moreover, Breda & Weinstein SC will be an energy saving development, using state-of-the-art technologies and findings leading to the optimisation of energy costs. The costs associated with the implementation of the project are estimated at CZK 1.4 billion.

Breda & Weinstein SC will house about 120 retail units, spread over an area of over 25,000 square metres on the lower ground floor and two main floors, as well as the floor devoted to entertainment, relaxation and catering (food court). Aside from a quality food store, a wide assortment of fashion clothes and accessories, sportswear and equipment, a variety of services and catering, the developer lays great emphasis on leisure time activities and entertainment of families with children. Accordingly, the centre will have a six-screen cinema seating 660 people, in addition to children's playing area. Access for pedestrians is from the central pedestrian precinct along Na Valech Street (and on completion of the reconstruction of the Breda department store also from its dome), or from Nákladní Street, where cars also enter the underground car park of the centre. Each of the pedestrian entrances is on a different level, leading to a different floor.

The project is funded by an Ireland-based investor, Avestus Capital Partners (formerly known as Quinlan Private) through Breda & Weinstein, being developed by MINT Investments, and leased by Cushman & Wakefield. The architectural concept has been designed by Šafer Hájek Architekti, a renowned Czech architectural studio, which has already won numerous

prizes in Czech competitions such as The Grand Prix of the Community of Architects, The Construction of the Year and The Best of Realty.

Radim Bajgar, the founding partner of MINT Investments said: “It is a matter of our heart to carry out this project. In accordance with the vision outlined by the co-founder of the brand, David Weinstein in the first half of the 1920s, we intend to develop a modern palace in Opava, providing customers with a wide range of goods sold at reasonable prices in an aesthetically pleasing environment, designed with the respect to regional values and traditions. This explains why we carried out demolition work partially by hand in an effort to protect 100 cubic metres of the original bricks of a specific size and structure to use them for the repair of the visible parts of the historical buildings. The development of Breda & Weinstein shopping centre is our contribution to the regeneration and revival of the entire centre of the city and, naturally, the significant improvement of the comfort of the people living in the vicinity. This project was a success story at the last year’s MAPIC and, having leased sufficient area in advance, we have already begun the construction of the development.”

Another exhibit at MAPIC which is included in the MINT Investments’ portfolio of the Czech developments, the **RÝNOVKA SHOPPING CENTRE** has been serving customers at Rýnovice, in the northern outskirts of Jablonec nad Nisou, North Bohemia, since the spring 2009. With a total rentable area of 15,000 square metres, it is the **largest shopping centre in the city**. Aside from its **anchor tenant, Interspar hypermarket**, it has another 22 shops such as Hervis, DM chemist’s, Okay electronics, Pompo toys, Deichmann footwear, along with a florist, a pharmacy and a Česká spořitelna branch office. In addition, there are 648 parking spaces in the open-air and the covered area of the basement of Rýnovka. On completion of Rýnovka, new shopping opportunities as well as new vacancies were created in Jablonec nad Nisou. A total of 200 people have found work in the centre ever since.

With a population of 45,000, Jablonec nad Nisou is an administrative and cultural centre of the area. Moreover, it is a popular sports and recreation centre as it is situated within a 20 minute driving distance of the Jizerské Mountains. It has also an excellent connection to the capital city of Prague, where you can get within no more than one hour. Also, the City of Liberec, the centre of the Liberec Region, with a total of 100,000 people, is within 10 kilometres. Over 15 foreign manufacturers employing almost 2,000 people are presently operating in Jablonec nad Nisou.

At the same time, MINT Investments have decided to launch a marketing campaign at MAPIC to lease its **ČESTLICE RETAIL PARK**. The development is situated at the exit from the busiest Czech motorway, D1, in the south-eastern part of Prague’s commercial zone known as Průhonice – Čestlice, which is within a 15-minute driving distance of the city centre. Incidentally, about 220,000 people live in the catchment area of the development. Čestlice Retail Park will be directly connected to the D1 Motorway as it is envisaged that there will be an exit at the 8th kilometre which is under construction, being scheduled to open at the end of this year. About 100,000 vehicles driving along the D1 pass the shopping park on an everyday basis.

Čestlice Retail Park covering a total area of 25,000 square metres will house a large food store along with the other retail units selling electronics, sports equipment and some other

commodities. Also, a total of 650 parking spaces will be available to visitors. The retail park is slated for opening in 2012.

Speaking of the Slovak projects, MINT Investments will exhibit **LAUGARICIO SHOPPING CENTRE**, located in Trenčín-Belá, within a five-minute distance of the centre of the city. Laugaricio opened last year. A total of 130 retail units were developed in Phase I. The anchor tenants are Terno hypermarket, along with Marks & Spencer, C & A, Intersport, New Yorker, Reserved, Promod, Orsay, Lindex, Humanic, McDonald and many others; it has also a food court.

Laugaricio ranks among the fastest growing Slovak shopping centres. It is a part of the **popular Trenčín-Belá, which is the largest retail zone in West Slovakia**. The zone includes also a Tesco hypermarket, a BigBox retail park, a Nay Elektrodom electronics shop, an Asko furniture store and a McDonald's drive-in. In view of this, a major shopping area is being created there.

The **City of Trenčín**, with a population of 57,000 people, serves as a focal point for one of the most thriving regions boasting the lowest unemployment rate in Slovakia. A total of 600,000 inhabitants live in the region. Trenčín has attracted major foreign investors, most recently exemplified by the Taiwan-based AU Optronics, which will have created 3,300 vacancies in its LCD screen production facility by the year 2013. AU Optronics's investment is valued at €191 million.

At present, **next phases of the shopping centre** are being prepared. In order to extend Laugaricio, another 50 retail units, covering a total rentable area of 15,000 square metres (including a multi-screen cinema), will open on completion of Phase II, between 2012 and 2013. Phase III will see another 22,500 square metres of rentable area where 7 new brand shops will open. Their opening is scheduled flexibly, subject to the demand from customers. The investor is the CSPF B. V. (Czech and Slovak Property Fund B. V.). The aim is to meet the increasing demand from international chains, along with improving the existing shopping zone and creating better entertainment opportunities in the shopping centre.

Sebastien Dejanovski, the founding partner of MINT Investments, said, to present the second and third phases of Laugaricio at MAPIC: "The extension to the centre will be presented for the first time on an international basis. Giving the fact that – owing to the current economic situation – not many new retail brands are getting into the Central European markets, MAPIC continues to give us a great opportunity to appeal to several hundreds of retail chains representatives present at the fair and invite them to enter the market of one of the most promising regions in Slovakia."

ŠTADIÓN MULTIPURPOSE CENTRE is situated in one of the largest Slovak cities, Žilina. It **combines a shopping centre, developed in two phases, with an office building**. As the name implies, the centre has a lot in common with sports: it will be connected with the stadium of the premier football league club, MŠK Žilina. A building permission is in place and Phase 1 of the construction of the shopping centre will begin next year. Planned for opening between 2012 and 2014, it will house 110 retail units covering a rentable area of 29,000 square metres. The shopping centre will be further extended during the next two phases and, at the same time, a 16-storey office tower will be built.

The City of Žilina, lying in the valley of the River Váh, is the **main business and industrial centre of the north-western Slovakia**. It is located where Slovakia borders on Poland and the north-western part of the Czech Republic. Žilina and its environs rank among the fastest growing regions in Slovakia. With a population of almost 700,000, the region shows enormous potential for growth. Kia car manufacturer opened its factory in Žilina at the end of 2006, creating 3,000 vacancies and annually producing over 200,000 cars.

Štadión is located in the **centre of the city with extremely easy access**. The catchment area has a population of 330,000 people living within 30 minutes' drive. The project will be developed by the main city ring road, in immediate proximity to the general railway station and bus terminal. The access route for pedestrians will pass through a subway leading to the central pedestrian precinct in Národná Street. The shopping centre can be accessed by car from the city ring road.

Štadión multipurpose centre has been designed to adhere to the principles of sustainable development since the very beginning. This summer, the project received an internationally recognised green building certificate **LEED silver (Leadership in Energy & Environmental Design)** and thus became **the first project in Slovakia that boats this certificate**.

Situated in Bratislava, the specialised **ATRIUM DESIGN & HOME DECORATION CENTRE**, covering an area of over 3,300 square metres, offers renowned brands of contemporary interior design and trends. It is located in Petržalka, along the D61, one of the main arterial roads in the city. This unique development has been a success story for several years, being a sought-after place for the wide public interested in quality interior design as well as architects and designers. Aside from selling furniture and home accessories, it also offers professional consultancy.

Bratislava-Petržalka, where Atrium is located, is the most densely populated part of the city, having 115,000 inhabitants (roughly 25% of Bratislava's population). Opposite Atrium, there is Aupark, which is the largest shopping centre in Bratislava.

MAPIC is one of the largest European markets in the industry. Focusing on retail real estate, it is regularly attended by developers, investors, real estate agencies and the representatives of cities and entire regions, as well as retail chains, railway stations and airports. Last year's 15th MAPIC attracted more than 7,000 participants from 974 exhibiting companies based in 66 countries from all over the world. Although the global recession also affects the commercial property market and the construction of shopping centres is in decline in Europe, the exhibitors still consider MAPIC an important forum for the exchange of views into the future and ideas about strategies as well as an opportunity to enter numerous negotiations, especially between shopping centres and prospective tenants who are in search of suitable locations.

*The traditional highlight of the event will be the **MAPIC Awards** giving ceremony. The prizes will be awarded in four categories such as Best International Retailer, Best New Retail Concept, Best Shopping Centre and Most Improved City Attractiveness.*

1. BREDA & WEINSTEIN SHOPPING CENTRE – FACTS & FIGURES

Location	The City of Opava, with a population of 60,000 (focal point for the Czech part of Silesia and the catchment area of the regions of Krnov, Bruntál and Jeseník, with a total of 320,000 people), in the northern part of the historical core of the city, at the end of the pedestrian precinct; the site is circumscribed by Pivovarská, Nákladní and Na Valech streets and the existing Breda department store.
Concept	Reconstruction, extension and transformation of the complex of the burgess brewery known as Zlatovar into a modern shopping centre with shops, services and many other civic facilities (culture, sports, leisure, along with a wide range of catering facilities).
Traffic access	Extremely easy access: for pedestrians from the central pedestrian precinct along Na Valech Street, or from Nákladní Street, where cars can also enter the underground car park of the centre.
Beginning of the construction	October 2010
Opening of the centre	March 2012
Rentable area	Approx. 25,000 sq m
Parking	500 parking spaces
Investor	Avestus Capital Partners through Breda & Weinstein company
Developer	MINT Investments
Architect	Šafer Hájek Architekti
Real estate agent	Cushman & Wakefield
Total investment in the project	CZK 1.4 billion

2. LAUGARICIO SHOPPING CENTRE – FACTS & FIGURES

Location	Trenčín – Belá, within a five-minute distance of the centre of the city, near the E572 main road leading from Trenčín to Prievidza, Bánovce nad Bebravou and Banská Bystrica. The D1 Motorway is in proximity. With a population of 57,000, the city of Trenčín serves as a focal point of one of the most thriving Slovak regions of about 600,000 inhabitants.
Concept	The shopping centre, whose Phase I has been opened since 2009, will be extended in Phase II (another 50 retail units, including a multi-screen cinema) and Phase III (retail park with 7 new brands).
Traffic access	Extremely easy traffic access: by car: along the E572; the D1 Motorway is in proximity. Regular public transport service from the centre of the city.
Phases of the construction	Phase I: Completed in April 2009 Phase II: Under preparation (scheduled to open between 2012 and 2013) Phase III: Subject to demand for retail box units
Rentable area	Phase I: 26,300 sq m (130 retail units) Phase II: 15,000 sq m (50 retail units + multi-screen cinema) Phase III: 22,500 sq m (retail park with 7 new brands)
Parking facilities	Phase I: 850 parking spaces Phase II: 650 parking spaces Phase III: using the parking spaces of Phases I and II
Investor	CSPF B. V. (Czech and Slovak Property Fund B. V.)
Developer	MINT Investments
Architect	Atelier 8000
Real estate agents	Cushman & Wakefield , EMCM, YSP
Total investment in the project	€90 million (during Phase I)

3. RÝNOVKA SHOPPING CENTRE – FACTS & FIGURES

Location	Jablonec nad Nisou, in the Liberec Region (administrative, cultural and sports/recreation centre on the foothills of the Jizerské Mountains, with a population of 45,000), the outskirts of the city known as Rýnovice (Želivského Street).
Concept	The largest department store in the city, with an Interspar hypermarket as an anchor tenant.
Opening of the centre	March 2009
Rentable area	15,000 sq m of shopping space
Parking	648 parking spaces
Investor	CSPF B. V. (Czech and Slovak Property Fund B. V.)
Developer	QINN INVEST
Architect	AGROPROJEKT Brno

4. ŠTADIÓN MULTIPURPOSE CENTRE – FACTS & FIGURES

Location	Žilina (Slovakia), the centre of the city.
Concept	Multipurpose complex, comprised of a shopping centre and an office building. The development will be linked with the stadium of the premier league club, MŠK Žilina.
Traffic access	Extremely easy traffic access (within a walking distance of the central pedestrian precinct, railway station and bus terminal, and by car directly from the city ring road)
Beginning of the construction	Phase 1: 2011 (shopping centre) Phase 2: 2013 (extension to the shopping centre) Phase 3: 2013 (16-storey office building)
Opening of the centre	Phase 1: 2012 - 2014 Phase 2: 2014 - 2016 Phase 3: 2014 - 2016

Usable area	Phase 1: 29,000 sq m of rentable space with approx. 110 retail units (the largest area of 3,000 sq m is suitable for a hypermarket) Phase 2: 22,500 sq m of rentable area Phase 3: 15,000 sq m of rentable area
Parking	Phase 1: 1,000 parking spaces Phase 2: 450 parking spaces Phase 3: 300 parking spaces
Investor	Avestus Capital Partners (formerly Quinlan Private) and PRETO
Developer	MINT Investments
Architect	PETR FRANTA architekti & Asoc. Arch.Design project
Lease agent	Jones Lang LaSalle

5. ČESTLICE RETAIL PARK – FACTS & FIGURES

Location	Prague's commercial zone Průhonice - Čestlice
Concept	Shopping park
Opening	2012
Rentable area	25,000 sq m of shopping space
Parking	650 parking spaces

6. ATRIUM DESIGN & HOME DECORATION CENTRE – FACTS & FIGURES

Location	The City of Bratislava, the capital of Slovakia (political, business and educational centre of the country), the wider centre of the city in the city district of Petržalka, opposite the Aupark shopping centre (Einsteinova Street).
Concept	Unique showroom and department store specialising in furniture and home accessories, offering renowned brands of contemporary interior design and trends as well as professional consultancy..
Acquisition of the centre	August 2005 (opening of the centre: October 2003)
Rentable area	3,376 sq m of shopping space 636 sq m of office space 86 sq m of storage space
Parking	84 parking spaces
Investor	CSPF B. V. (Czech and Slovak Property Fund B. V.)
Architects	Ľubomír Závodný, Peter Vodrážka, Dalibor Michalák, Daniel Priehoda, Juraj Sumbal

7. INVESTOR AND DEVELOPER: MINT INVESTMENTS GROUP

MINT Investments is an expanding international real estate group operating on a long-term basis in the Central European property market. They provide corporate clients as well as private individuals with a wide range of services, from investment consultancy and leasing to asset management, facility management and development. MINT Investments is well-known in Central Europe thanks to its subsidiaries, Czech and Slovak Investments Advisors (CSIA) and Develon CZ. It holds shares, together with the international investor Avestus Capital Partners, in both the subsidiaries. Operating in the Czech Republic and Slovakia, Develon and CSIA focus first and foremost on shopping developments, along with multipurpose and residential schemes. MINT Investments Group is managed by its five partners: Sebastien Dejanovski and Radim Bajgar (Expansion and Development), Vojtěch Kraus (Legal and Finance), Katarina Lindbergh (Leasing and Property Management) and Lukáš Schirl (Asset Management).

8. CONTACTS AND LINKS

DEVELON CZ s.r.o.

Martina Cicvářková

Rozkošného 1058 / 3

150 00 Praha 5

Phone: +420 225 354 830, fax: +420 225 354 836

E-mail: mcicvarkova@develon.cz

www.develon.cz

Media Information:

Kamila Čadková

Crest Communications

Ostrovní 126/30

110 00 Praha 1

Phone: +420 222 927 111 , fax: +420 234 648 666, mobile: +420 731 613 609

E- mail: kamila.cadkova@crestcom.cz

www.crestcom.cz